

**NO TRANSFER
TAX PAID**

WARRANTY DEED

Received Kennebec SS.
06/19/2009 9:02AM
Pages 7 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

Jude P. Irza of San Diego, California, for good and valuable consideration, grants to JNL Properties East, LLC, a Maine limited liability company, with **WARRANTY COVENANTS**, the land in Waterville, County of Kennebec and State of Maine, following described real property, commonly known as 111, 113, 115, and 117 Drummond Avenue, Waterville, Maine, and legally described in Schedule A attached hereto and made a part hereof.

Date: May 29, 2009


Jude P. Irza

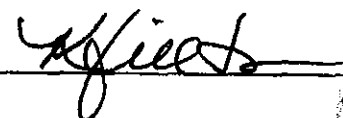
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STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

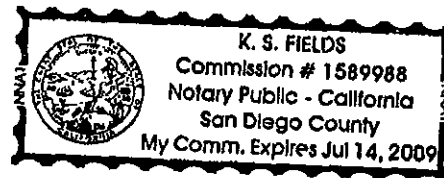
On May 29, 2009, before me, KS Fields, a Notary Public, personally appeared Jude P. Irza, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



George Law

Schedule A

Certain lots or parcels of land, located in WATERVILLE, County of Kennebec and State of Maine, known as follows:

Units 1, 2 and 3 in the building known as 111 Drummond Avenue, Waterville, Maine, in Colonial Village Apartments.

Units 1, 2, 3 and 4 in the building known as 113 Drummond Avenue, Waterville, Maine, in Colonial Village Apartments

Units 1, 2, 3 and 4 in the building known as 115 Drummond Avenue, Waterville, Maine, in Colonial Village Apartments.

Units 1, 2, 3 and 4 in the building known as 117 Drummond Avenue, Waterville, Maine, in Colonial Village Apartments.

All of which units are more particularly described as follows:

111 Drummond Avenue

Being Units 1, 2, and 3 of the building known as 111 Drummond Avenue, WATERVILLE, Maine each unit consisting of a living room, kitchen and dining area, two bedrooms, a bathroom, hallway, outside parking stall, and related fixtures and accessories, which units are more fully described in Section IV of the Declaration of Condominium of Colonial Village Apartments recorded November 17, 1978, in the Kennebec County Registry of Deeds in Book 2164, Page 316, and also as described in certain Plans of Colonial Village Apartments recorded November 17, 1978 in the Kennebec County Registry of Deeds in File #E78259 and #E78260 to which reference may be had for a more particular description, together with a one-fourth ($1/4^{\text{th}}$) equal or undivided portion of the limited common areas for each unit (a three-fourths ($3/4^{\text{th}}$) aggregate interest) and a one-twentieth ($1/20^{\text{th}}$) equal and undivided portion of the common areas for each unit (a three-twentieths ($3/20^{\text{th}}$) aggregate interest) as defined in Section V of the AMENDMENT TO DECLARATION OF CONDOMINIUM AND BY LAWS OF COLONIAL VILLAGE APARTMENTS dated October 25, 1979 and recorded in the Kennebec County Registry of Deeds in Book 2262, Page 41, as amended by Amendment recorded in the Kennebec County Registry of Deeds in Book 3177, Page 283; and as further amended by Amendment recorded in the Kennebec County Registry of Deeds in Book 7123, Page 317, and a one-twentieth ($1/20^{\text{th}}$) equal and undivided fee for each unit (a three-twentieths ($3/20^{\text{th}}$) aggregate interest) in a certain parcel of land situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Commencing at the southeasterly line of Drummond Avenue in the southerly line of Greenwood Street;

thence running South 28° 42' 18" East along the southerly line of Greenwood Street 138.30 feet, more or less, to the westerly line of Deer Park Street, so-called;

thence running South 39° 41' 00" West along the northwesterly line of Deer Park Street 576.17 feet, more or less, to the northeasterly line of a right of way;

thence running North 27° 27' 59" West along said right of way and along Mitchell Street, so-called, a private way, 363.61 feet, more or less, to the southeasterly line of Drummond Avenue;

thence running in a northeasterly line along Drummond Avenue 527.97 feet, more or less, to the point of beginning.

For source of title, reference is made to the following Warranty Deeds: Unit 1 from Juanita J. Rancourt dated December 30, 1991 and recorded in the Kennebec County Registry of Deeds; Unit 2 from Lerner George dated March 3, 1992 and recorded in said Registry in Book 4068, Page 256; and Unit 3 from Philippe F. Hébert and Patricia Hébert recorded in said Registry.

Colonial Village Apartments and the units conveyed herein are governed by the above-referenced Declaration of Condominium and the By Laws of Colonial Village Apartments Associates, which By Laws are recorded in the Kennebec County Registry of Deeds in Book 2164, Page 326 and Amendment to Declaration of Condominium & By Laws of Colonial Village Apartments dated October 25, 1979 and recorded in said Registry in Book 2262, Page 41; as amended by Amendment recorded in the Kennebec County Registry of Deeds in Book 3177, Page 283; and as further amended by Amendment recorded in the Kennebec County Registry of Deeds in Book 7123, Page 317.

113 Drummond Avenue:

Being Units 1, 2, 3, and 4 of the building known as 113 Drummond Avenue, WATERVILLE, Maine, each unit consisting of a living room, kitchen and dining area, two bedrooms, a bathroom, hallway outside parking stall, and related fixtures and accessories, which units are more fully described in Section IV of the Declaration of Condominium of Colonial Village Apartments recorded November 17, 1978, in the Kennebec County Registry of Deeds in Book 2164, Page 316, and also as described in certain Plans of Colonial Village Apartments recorded November 17, 1978 in the Kennebec County Registry of Deeds in File #E78259 and #E78260 to which reference may be had for a more particular description, together with a one-fourth (1/4th) equal or undivided portion of the limited common areas for each unit (a four-fourths (4/4th) aggregate interest) and a one-twentieth (1/20th) equal and undivided portion of the common areas for each unit (a four-twentieth

(4/20th) aggregate interest) as defined in Section V of the AMENDMENT TO DECLARATION OF CONDOMINIUM BY LAWS OF COLONIAL VILLAGE APARTMENTS dated October 25, 1979 and recorded in the Kennebec County Registry of Deeds in Book 2262, Page 41; as amended by Amendment recorded in the Kennebec County Registry of Deeds in Book 3177, Page 283; and as further amended by Amendment recorded in the Kennebec County Registry of Deeds in Book 7123, Page 317 and a one-twentieth (1/20th) equal and undivided fee for each unit (a four-twentieths (4/20th) aggregate interest) in a certain parcel of land situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Commencing at the southeasterly line of Drummond Avenue in the southerly line of Greenwood Street;

thence running South 28° 42' 18" East along the southerly line of Greenwood Street 138.30 feet, more or less, to the westerly line of Deer Park Street, so-called;

thence running South 39° 41' 00" West along the northwesterly line of Deer Park Street 576.17 feet, more or less, to the northeasterly line of a right of way;

thence running North 27° 27' 59" West along said right of way and along Mitchell Street, so called, a private way, 363.61 feet, more or less, to the southeasterly line of Drummond Avenue;

thence running in a northeasterly line along Drummond Avenue 527.97 feet, more or less, to the point of beginning.

For Source of title, reference is made to a Warranty Deed from Anthony F. Poulin dated August 30, 1979 and recorded in the Kennebec County Registry of Deeds in Book 2237, Page 231.

Colonial Village Apartments and the units conveyed herein are governed by the above-referenced Declaration of Condominium and the By Laws of Colonial Village Apartments Associates, which By Laws are recorded in the Kennebec County Registry of Deeds in Book 2164, Page 326 and Amendment to Declaration of Condominium & By Laws of Colonial Village Apartments dated October 25, 1979 and recorded in said Registry in Book 2262, Page 41; as amended by Amendment recorded in the Kennebec County Registry of Deeds in Book 3177, Page 283; and as further amended by Amendment recorded in the Kennebec County Registry of Deeds in Book 7123, Page 317.

115 Drummond Avenue:

Being Units 1, 2, 3 and 4 of the building known as 115 Drummond Avenue, WATERVILLE, Maine, each unit consisting of a living room, kitchen and dining area, two bedrooms, a bathroom, hallway, outside parking stall, and related fixtures and accessories, which units are more fully

described in Section IV of the Declaration of Condominium of Colonial Village Apartments recorded November 17, 1978, in the Kennebec County Registry of Deeds in Book 2164, Page 316, and also as described in certain Plans of Colonial Village Apartments recorded November 17, 1978 in the Kennebec County Registry of Deeds in File #E78259 and E78260 to which reference may be had for a more particular description, together with a one-fourth ($1/4^{\text{th}}$) equal or undivided portion of the limited common areas for each unit (a four-fourths ($4/4^{\text{th}}$) aggregate interest) and a one-twentieth ($1/20^{\text{th}}$) equal and undivided portion of the common areas for each unit (a four-twentieths ($4/20^{\text{th}}$) aggregate interest) as defined in Section V of the AMENDMENT TO DECLARATION OF CONDOMINIUM AND BY LAWS OF COLONIAL VILLAGE APARTMENTS dated October 25, 1979 and recorded in the Kennebec County Registry of Deeds in Book 2262, Page 41; as amended by Amendment recorded in the Kennebec County Registry of Deeds in Book 3177, Page 283; and as further amended by Amendment recorded in the Kennebec County Registry of Deeds in Book 7123, Page 317 and a one-twentieth ($1/20^{\text{th}}$) equal and undivided fee for each unit (a four-twentieths ($4/20^{\text{th}}$) aggregate interest) in a certain parcel of land situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Commencing at the southeasterly line of Drummond Avenue in the southerly line of Greenwood Street;

thence running South $28^{\circ} 42' 18''$ East along the southerly line of Greenwood Street 138.30 feet, more or less, to the westerly line of Deer Park Street, so-called;

thence running South $39^{\circ} 41' 00''$ West along the northwesterly line of Deer Park Street 576.17 feet, more or less, to the northeasterly line of a right of way;

thence running North $27^{\circ} 27' 59''$ West along said right of way and along Mitchell Street, so called, a private way 363.61 feet, more or less, to the southeasterly line of Drummond Avenue;

thence running in a northeasterly line along Drummond Avenue 527.97 feet, more or less, to the point of beginning.

For Source of title, reference is made to a Warranty Deed from Anthony F. Poulin dated April 18, 1979 and recorded in the Kennebec County Registry of Deeds in Book 2202, Page 306.

Colonial Village Apartments and the units conveyed herein are governed by the above-referenced Declaration of Condominium and the By Laws of Colonial Village Apartments Associates, which By Laws are recorded in the Kennebec County Registry of Deeds in Book 2164, Page 326 and Amendment to Declaration of Condominium & By Laws of Colonial Village Apartments dated October 25, 1979 and recorded in said Registry in Book 2262, Page 41; as amended by Amendment recorded in the Kennebec County Registry of Deeds in Book 3177, Page 283; and as further amended by Amendment recorded in the Kennebec County Registry of Deeds in Book 7123, Page 317.

117 Drummond Avenue:

Being Units 1, 2, 3 and 4 of the building known as 117 Drummond Avenue, WATERVILLE, Maine, each unit consisting of a living room, kitchen and dining area, two bedrooms, a bathroom, hallway, outside parking stall, and related fixtures and accessories, which units are more fully described in Section IV of the Declaration of Condominium of Colonial Village Apartments recorded November 17, 1978, in the Kennebec County Registry of Deeds in Book 2164, Page 316, and also as described in certain Plans of Colonial Village Apartments recorded November 17, 1978 in the Kennebec County Registry of Deeds in File #E78259 and E78260 to which reference may be had for a more particular description, together with a one-fourth ($1/4^{\text{th}}$) equal or undivided portion of the limited common areas for each unit (a four-fourths ($4/4^{\text{th}}$) aggregate interest) and a one-twentieth ($1/20^{\text{th}}$) equal and undivided portion of the common areas for each unit (a four-twentieths ($4/20^{\text{th}}$) aggregate interest) as defined in Section V of the AMENDMENT TO DECLARATION OF CONDOMINIUM AND BY LAWS OF COLONIAL VILLAGE APARTMENTS dated October 25, 1979 and recorded in the Kennebec County Registry of Deeds in Book 2262, Page 41; as amended by Amendment recorded in the Kennebec County Registry of Deeds in Book 3177, Page 283; and as further amended by Amendment recorded in the Kennebec County Registry of Deeds in Book 7123, Page 317 and a one-twentieth ($1/20^{\text{th}}$) equal and undivided fee for each unit (a four-twentieths ($4/20^{\text{th}}$) aggregate interest) in a certain parcel of land situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Commencing at the southeasterly line of Drummond Avenue in the southerly line of Greenwood Street;

thence running South $28^{\circ} 42' 18''$ East along the southerly line of Greenwood Street 138.30 feet, more or less, to the westerly line of Deer Park Street, so-called;

thence running South $39^{\circ} 41' 00''$ West along the northwesterly line of Deer Park Street 576.17 feet, more or less, to the northeasterly line of a right of way;

thence running North $27^{\circ} 27' 59''$ West along said right of way and along Mitchell Street, so called, a private way 363.61 feet, more or less, to the southeasterly line of Drummond Avenue;

thence running in a northeasterly line along Drummond Avenue 527.97 feet, more or less, to the point of beginning.

For Source of title, reference is made to a Warranty Deed from Anthony F. Poulin dated March 12, 1979 and recorded in the Kennebec County Registry of Deeds in Book 2188, Page 351.

Colonial Village Apartments and the units conveyed herein are governed by the above-referenced Declaration of Condominium and the By Laws of Colonial Village Apartments Associates, which By Laws are recorded in the Kennebec County Registry of Deeds in Book 2164, Page 326 and

Amendment to Declaration of Condominium & By Laws of Colonial Village Apartments dated October 25, 1979 and recorded in said Registry in Book 2262, Page 41; as amended by Amendment recorded in the Kennebec County Registry of Deeds in Book 3177, Page 283; and as further amended by Amendment recorded in the Kennebec County Registry of Deeds in Book 7123, Page 317.

To the extent that any fractional interest of Grantor's as actually owned may vary from the fractional interest stated herein with respect to any unit or parcel conveyed by this deed, Grantors hereby convey the entire fractional interest as actually owned notwithstanding an error in stating the interest.

For grantor's title see deed of George A. E. Roderigue and Jeannette L. Roderigue to Jeannette L. Roderigne dated March 30, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5624, Page 120.